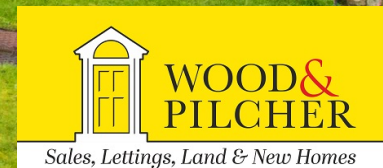




COOPERS LANE  
CROWBOROUGH - £575,000



# Dulciana

Coopers Lane,  
Crowborough, TN6 1SN

**Utility Room - Workshop - Kitchen - Dining Room - Sitting Room - Downstairs Double Bedroom - WC - Two Further Double Bedrooms - Family Bathroom - Off Road Parking External Store Room - South Westerly Facing Rear Garden**

Set on the edge of the Ashdown Forest is this extremely well presented chalet style house with the benefit of a beautiful south westerly facing rear garden. Upon entry to the property is a good size utility room with access into a useful workshop. A good size kitchen with most of the usual appliances provides space for a small breakfast table and chairs and the dining room has beautifully laid light parquet flooring and doors out to a covered patio. The parquet flooring continues into the sitting room which enjoys family space centred around a fireplace along with bifold doors with direct access out to the garden. From the inner hallway is a nicely sized double bedroom with fitted wardrobe and a separate wc. To the first floor are two spacious bright and airy double bedrooms both with an abundance of eaves storage/wardrobes with lighting and the family bathroom is modern and serves all three bedrooms. The location of this property is fabulous with some treetop and woodland views and should be viewed without delay.

Obscured door opens into:

#### UTILITY ROOM:

Range of high and low level units with black granite effect roll top work surface incorporating a circular stainless steel sink with swan mixer tap. Space for washing machine and tall fridge/freezer, tiled flooring and window with door leading out to a patio and garden beyond.

#### WORKSHOP:

Floating area of shelving, concrete flooring and electric lighting.

#### KITCHEN:

Range of high and low level units with black granite effect roll top work surfaces incorporating a one and half bowl stainless steel sink with mixer tap. Appliances include a fan assisted oven with 5-ring gas hob and extractor fan above together with an integrated dishwasher and low level fridge. Breakfast bar, space for a small breakfast table and chairs, good size larder cupboard with shelving, radiator, vinyl flooring and windows to front and side.



**DINING ROOM:**

Space for dining furniture, attractive light parquet flooring, radiator, window with aspect over rear garden and fitted blind and French doors opening to a patio and garden beyond.

**SITTING ROOM:**

A lovely light filled room featuring a working fireplace with brick cheeks, tiled hearth and wooden mantel, continuation of light parquet flooring, window to side with fitted blind and bifold doors open to a patio and garden.

**INNER HALLWAY:**

Continuation of light parquet flooring, radiator and floor to ceiling obscured windows to side.

**BEDROOM:**

Double fitted wardrobe with hanging rail and shelving plus a storage cupboard above, fitted carpet, radiator and window to front.

**WC:**

Low level wc, attractive wash hand basin with mixer tap set into a vanity unit with storage, chrome heated towel rail, tiled flooring and obscured window to side.

**FIRST FLOOR LANDING:**

Fitted carpet, part boarded loft accessed via ladder and window to side.

**BEDROOM:**

A spacious room featuring two large walk-in eaves storage areas with hanging rails, a fitted cupboard and wall lighting. Fitted carpet, radiator and window to rear.

**BEDROOM:**

Large walk-in eaves storage area, ideal as a wardrobe with fitted carpet and lighting. Further fitted cupboard with shelving, fitted carpet, radiator and large window to front benefiting from far reaching views.

**FAMILY BATHROOM:**

Panelled bath with mixer taps, wall mounted shower over and screen, rectangular sink, airing cupboard housing hot water tank with wooden slatted shelving, two chrome heated towel rails, tile effect vinyl flooring, fully tiled walling and obscured window to side with fitted blind.

**OUTSIDE FRONT:**

A large area of garden principally laid to lawn with circular flower bed and raised flower bed borders. A gravelled drive provides off road parking and a step up to an external store room (formally a garage) accessed via an up/over door and comprises concrete flooring, gas/electric meters, strip lighting and floating areas of shelving. In addition is a wooden pergola with a white clematis plant which spreads over the façade of the house. Wooden gates provide side access to a bin store area along with wooden shed and storage unit.



### OUTSIDE REAR:

Enjoying a south westerly aspect the garden includes a large paved patio with outdoor awning ideal for garden table and chairs. The remainder of the garden is mainly laid to lawn with Sussex stone raised flower bed borders, a small ornamental fish pond and rockery.

### SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



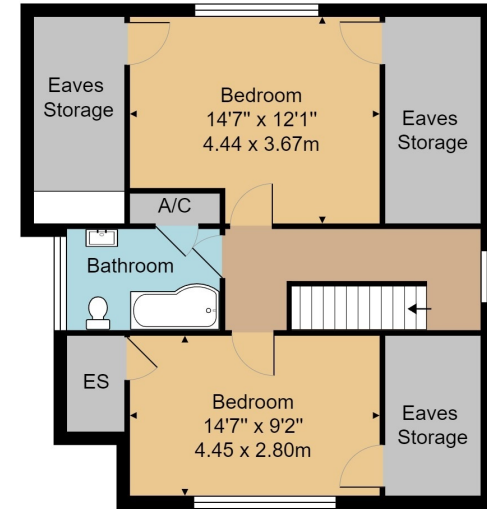
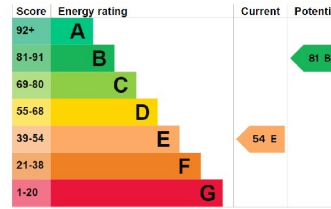
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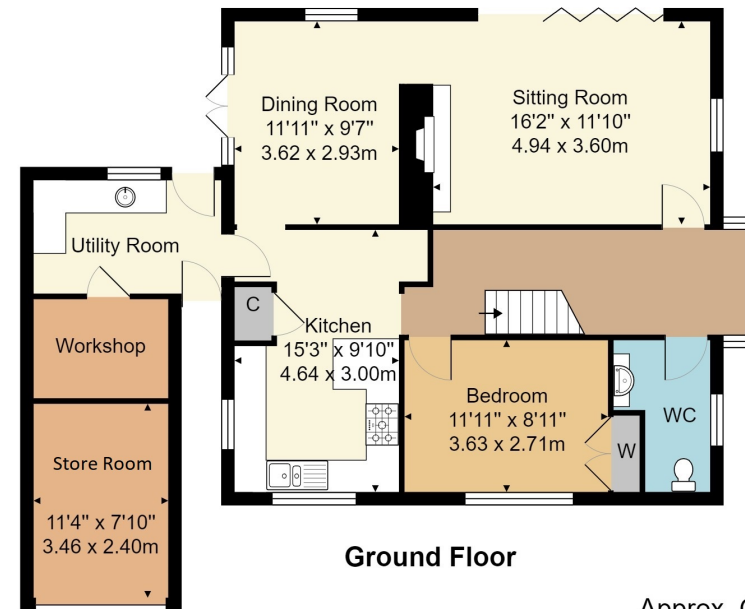
Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

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**First Floor**



**Ground Floor**

Approx. Gross Internal Area  
1685 ft<sup>2</sup> ... 156.5 m<sup>2</sup>  
(Incl. Garage, Eaves Storages)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.